

**MAYOR AND COUNCIL
REGULAR MINUTES
June 24, 2025
7:00 P.M.**

CALL TO ORDER

SALUTE TO COLORS

Mayor Wronko invited all those present to stand in a salute to the colors.

MAYOR'S STATEMENT AS TO COMPLIANCE WITH P.L. 1975

Adequate Notice of this Meeting has been provided according to the Open Public Meetings Act, Assembly Bill 1030. Notice of this Meeting was included in the Annual Meeting Notice sent to the New Jersey Herald and the Daily Record on January 8, 2025, and was placed on the Official Bulletin Board in the Municipal Building.

In the event the Mayor and Council have not addressed all items on this Agenda by 10:00 PM and they are of the opinion that they cannot complete the Agenda in a reasonable time period, the Mayor and Council may exercise their option to continue this meeting at an agreed to date, time and place. Please turn off all cell phones for the duration of this Meeting.

MOMENT OF SILENCE

Mayor Wronko stated before beginning this evenings meeting, he would like to pause a moment in honor and memory of his dear friend, and our dear friend, Councilwoman Diana Kuncken.

ELECTION OF TEMPORARY COUNCIL MEMBER

Mayor Wronko stated the purpose of this election is to elect a temporary council member to fill the vacant seat of Diana Kuncken. As provided by the rules and regulations, the Local Republican Committee submitted three (3) names for consideration by the Governing Body. The names were provided to the Governing Body through the Clerk's Office within fifteen (15) days of the vacancy.

On nomination by Councilman Simpson, and seconded by Councilman Romano, Steven Zampino was nominated as Temporary Council Member. On motion by Councilman Romano, seconded by Councilman Thornton nominations were closed.

By the following roll call vote, Steven Zampino was elected Temporary Council to fill the vacant seat of Diana Kuncken:

Roll Call:

Councilwoman Riccardi – yes	Councilman Thornton – yes
Councilman Romano– yes	Councilman Wachterhauser– yes
Councilman Simpson – yes	

OATH OF OFFICE

Mayor Wronko administered the Oath of Office to Steven Zampino.

ROLL CALL

Council Members:

Councilman Riccardi – present	Councilman Thornton – present
Councilman Romano – present	Councilman Wachterhauser – present
Councilman Simpson – present	Councilman Zampino – present

Mayor Wronko – present

CITIZEN'S TO BE HEARD

Mayor Wronko opened the meeting to the public after advising attendees that there is a five (5) minute time limit for each speaker.

Roberta and Mike Connolly – Mrs. Connolly stated she and her husband have lived in Stanhope for thirty years. They are here this evening because they are trying to put up a privacy fence on their property. Mrs. Connolly distributed pictures to the governing body members and the administrator. Mrs. Connolly stated they have received their permit from the Borough for the fence. The neighboring property has an 8-foot shipping container in the yard approximately 12 inches from the property line. When the doors open it interferes with the installation of the fence. Mrs. Connolly stated they met with the Zoning Officer on May 5th and the permit was issued on May 7th. The Zoning Officer was notified about the shipping container at that time, and he had stated he would do an inspection. The Zoning Officer informed the Connolly's that the container was in violation and a notice of violation would be sent to the neighboring homeowner. Mrs. Connolly stated she followed up with the Zoning Officer over several weeks on three separate occasions and she was told a violation would go out, but it had not been done as yet. Mrs. Connolly stated she ran out of patience. The fence company had already been paid, and she was under the impression the matter was going to be taken care of. On May 29th, Mrs. Connolly stated she contacted the Borough Administrator, and he stated he would ask the Zoning Officer to address the issue on June 1st. A notice of violation was sent out with an abatement date of June 18th. The abatement date has come and gone, the container is still there, and she still has no answers. A violation was sent but no fines have been issued. Mrs. Connolly stated she was told the neighbors are working on obtaining permits to convert the container to a shed. Mrs. Connolly stated her issue is that the container needs to be moved. Mrs. Connolly stated she has been more than patient and the fence company is running out of patience. Mrs. Connolly stated she wants to know why it took so long to send the violation and what is being done because she still has no answers. Mrs. Connolly stated the container had been over the property line for a year and a quarter and she had to fight with the owners to get it moved to where it is now. Not only was there a shipping container, but there were two boats and three jet skis. The existing fence was broken several times.

Mayor Wronko stated, in the interest of time, he wanted to confirm that the issue is moving the container in order to have a fence installed. Mrs. Connolly stated the neighbors are throwing things onto the property at 1 Smith Street. They have cut down trees that are not theirs for firewood. Including some of the Connolly's trees. What good is an abatement date if nothing is done and it is ignored. Administrator McNeilly stated if we get into the enforcement side, the movement will grind to a halt. Administrator McNeilly stated, as he explained to the Connolly's on the phone this afternoon, that the Zoning Officer will contact the property owner tomorrow to strongly encourage them to provide the location of where the container will land to be a future shed and the date of the move. This should be a short timeframe. The box is movable. Mr. Connolly asked why is it taking so long to get this done. Administrator McNeilly stated it is unfortunate that this issue was not brought to the Borough's attention a year and a half ago when it first occurred, but the Zoning Officer will contact the owners tomorrow. Councilman Wachterhauser stated if a summons is issued then a court date would be set with the Andover Township court which could be many weeks in the future. Mrs. Connolly stated she understands that, but she is concerned the neighbors are going to continue stalling. Mayor Wronko stated the governing body is sensitive and sympathetic to the situation, but he asked the Connolly's to let the Zoning Officer contact the owners and if he is unable to reach them, a letter should be sent. Administrator McNeilly stated the neighbors have been very responsive to every call and concern that has been brought to their attention and the Zoning Officer has been to see the property. Mrs. Connolly asked what happens if they say they will move the container in ten days and then nothing happens again. Administrator McNeilly stated then the enforcement phase would have to be initiated. Mrs. Connolly agreed that ten days is acceptable, and she would rather avoid the enforcement phase as well. Councilman Wachterhauser stated if this were to go to the enforcement phase there could be undesirable consequences. For example, if the property owner were to go to the Land Use Board for relief from the variance setbacks. Mayor Wronko stated the governing body is aware that this has been frustrating and they apologize, and they will see that it is followed up. Councilman Wachterhauser asked where the property is located. Mrs. Connolly stated this is on Brooklyn Road. The pictures provided show bricks and items that have been dumped on property which is not owned by the neighbors. The owners of that property are located out of state, but she has been in contact with them. Councilman Zampino asked if the neighbor's property is being used for commercial use. Mrs. Connolly stated it is just

the neighbor's stuff that they are dumping there. Administrator McNeilly stated he will follow up with the Zoning Officer tomorrow. Mrs. Connolly asked for an email update, and she stated that she is of the opinion work has been done at the neighboring property without permits. Councilman Thornton asked what method is used by the Zoning Officer to contact the residents. Administrator McNeilly stated the residents are contacted by telephone and/or email. Councilman Thornton asked if some type of documentation could be provided to the Connolly's which they could provide to their fence contractor to prove that they have been working on addressing the situation with the Borough. Attorney Leo stated there is nothing other than the email and stating that this will be addressed tomorrow. Mrs. Connolly thanked everyone for their assistance. Mayor Wronko and the council members thanked the Connolly's for attending this evening's meeting.

Seeing no one further from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

MINUTES FOR APPROVAL

Mayor Wronko read aloud the list of minutes being presented for approval:

May 13, 2025	Work Session and Agenda Meeting
May 27, 2025	Business Meeting & Closed Session

On motion by Councilman Romano, seconded by Councilman Riccardi and carried by a majority voice vote, the minutes were approved with the following correction. Councilman Thornton stated the minutes from May 27th, under the Infrastructure Report, statethat he and Councilwoman Kuncken met with the NJ Department of Transportation. That is incorrect. The meeting was held with State Assemblyman Mike Inganamort. Councilman Zampino abstained from the minutes.

CORRESPONDENCE *(List Attached)*

On motion by Councilman Riccardi, seconded by Councilman Simpson and carried by a majority voice vote, the list of correspondence was accepted and ordered placed on file. Councilman Zampino abstained.

COUNCIL COMMITTEE REPORTS

Public Safety – Councilman Riccardi

(Police, Fire, Ambulance, Court & Violations Bureau, Emergency Management)

Councilman Riccardi stated the Fire Department had a total of 7 calls for the month of May. There were 3 mutual aid calls, 3 drills and 3 meetings with a total number of 240 volunteer hours.

Councilman Riccardi stated the Sussex County Fire Marshal reported there were no complaints or code violations for the month of May.

Councilman Riccardi stated the Police Department for the month of May reported there were 258 calls.

Councilman Riccardi stated the Ambulance Squad for the month of April reported 12 calls in Stanhope, 16 calls in Netcong and 1 Stand-by. There were 2 out of town calls; 1 in Byram and 1 in Roxbury. There was a total of 31 calls for the month. There was a total of 120 hours and 44 minutes of volunteer hours.

Finance & Administration – Councilman Romano/Councilman Thornton

Councilman Romano stated the tax collections for the month of May totaled \$2,671,124.09. The year-to-date total is \$6,606,176.08. The collections for the second quarter are just under 95% which is 1% lower than last year. The overall collection rate is currently at 96.5%. Last year the collections were at 97%.

Councilman Romano stated the water collections for the month of May totaled \$20,253.83 and the year-to-date total is \$232,501.31. The sewer collections for the month of May totaled \$27,159.22 and the year-to-date total is \$312,174.79.

Community Development – Councilman Wachterhauser/Councilman Simpson

Councilman Wachterhauser stated on June 10th there was a dine to donate event at McDonald's for the Stanhope Community Foundation. The Home and School Association (HSA) will be sponsoring Stanhope Day Fall Festival at the Little League Field on September 27th.

Municipal Infrastructure – Councilman Thornton/Councilman Romano

(Water Distribution, Sewer Collection System, Road Construction & Maintenance, Buildings & Grounds)

Councilman Thornton stated he had hoped to have an update from his meeting with State Assemblyman Mike Inganamort for this evening, but he will report on that at the next scheduled meeting.

Information Technology – Councilman Riccardi/Councilman Wachterhauser

Councilman Riccardi stated the service agreement has not been received as yet for the community outreach system. Once that is received discussion will take place regarding the rollout for the program. Administrator McNeilly stated we should be able to go live next month.

Boards/Commissions – Councilman Simpson

Councilman Simpson stated Family Fun Day will be taking place on July 12th from 12 noon to 4:00pm at Lake Musconetcong Park. This event is sponsored by the Recreation Committee. There will be games, food, prizes and fun for the whole family and Councilman Simpson encouraged everyone to attend.

ENGINEER'S REPORT

Administrator McNeilly stated the Engineer is not here this evening.

ADMINISTRATOR'S REPORT

Well #5 – Administrator McNeilly stated, as the governing body is aware, a situation has arisen at Well #5. This is the Borough's biggest well. This well went into service in 1984-1985. The shaft and the pump have been operating since that time. Something has happened to the propellor on the bottom of the pump. The pump has been removed and has to be sent out to be rebuilt. The pump will have to be craned onto a truck and transported to Georgia to be rebuilt. This type of pump is no longer manufactured and it is more cost effective to have it rebuilt as opposed to replaced. Some repair will also be done to the throat as well. Currently, there is a standby pump, from a vendor, running in its place. There will be some unknown costs. Estimates are being obtained and this may fall into an emergency appropriations category. We are prepared for this. There was no loss in water, water quality or pressure. This is a 40-year-old pump and it has served us well. Rebuilding this pump should help it to run for another 40 years. New pumps are not made like this any longer and would not last more than 20 years at best. The vendor providing the rebuild is doing so on an emergency basis. Mayor Wronko asked when the pump will be back in place. Administrator McNeilly stated that information will be part of the quote which will also include delivery costs to and from Georgia. From a water standpoint, this is the most significant thing to happen in a very long time. The rest of the system is in very good shape.

WORK SESSION

Housing Element and Fair Share Plan – Administrator McNeilly stated the Planner, William Hamilton, is not here this evening and he asked Attorney Ursula Leo to provide the information. Attorney Leo stated the Housing Element and Fair Share Plan, which was discussed by the Council, was revised and sent back to the Land Use Board. The Land Use Board did not hold an advertised publicly held hearing, which is required as part of the Master Plan. The governing body, according to the law, must adopt the Housing Element and Fair Share Plan by June 30th. Therefore, a public hearing has been scheduled for both the Land Use Board and the governing

body. The Land Use Board will adopt the plan formally and then the governing body will do the same. The Housing Element and Fair Share Plan will then be filed and posted on the Borough website. Councilman Romano asked if this is the plan that was previously discussed at the last meeting. Attorney Leo confirmed this and stated the plan has been revised with the governing body's requested changes. The Land Use Board did approve the plan with the changes, but the public hearing was not held as yet. Councilman Riccardi asked for a copy of the revised plan. Ellen Horak, Borough Clerk, stated she has hard copies of the plan which Bill Hamilton provided for the June 30th meeting but anyone wanting a copy ahead of time can pick one up. Ursula Leo stated she will email the digital copy to the governing body tomorrow. Administrator McNeilly asked if there were any questions or concerns regarding the procedure for the meeting scheduled for Monday. Ursula Leo stated she will be unable to attend but another representative from her office will be attending. The meeting will be advertised together but procedurally the Land Use Board will act first and then the governing body. Mayor Wronko stated this is straight forward. The plan has to be approved to accept the lower number. If it is not approved, the Borough would have to go with the higher number of units. At the last meeting with Bill Hamilton, all the options and suggestions were reviewed and lots of feedback was provided. This upcoming meeting should just be a formality.

Spring Lane Residents Block Party Request – Mayor Wronko stated the residents of Spring Lane are requesting permission to hold a block party. Mayor Wronko asked if there were any objections. There were none. Ellen Horak, Borough Clerk, stated there is a resolution on tonight's agenda for consideration due to the fact the event is scheduled to take place this coming Saturday.

First Presbyterian Church Request to Waive Construction Permit Fees – Mayor Wronko stated the First Presbyterian Church has submitted a request to have the fees for a construction permit waived. Mayor Wronko asked the council for their input. Administrator McNeilly stated this type of request has been received in the past, for roofing permits, and the previous requests were not approved. The request was made with the comment that the church does let the community use their building for the Christmas Tree Lighting event. Administrator McNeilly stated perhaps a donation could be made to the church in the future when using their facility. The permit the church is obtaining is to change an existing bathroom to an ADA bathroom. Attorney Leo stated it is not advisable to waive fees for any church because if you do so for one you will have to do so for another or a non-profit and if you differentiate between any of those it could be a problem. Councilman Wachterhauser stated fees have been waived in the past for the schools. Administrator McNeilly stated fees are waived for the schools, fire department and ambulance squad. Attorney Leo stated anything Borough specific which is a government entity is acceptable as long as that is the differentiation. The governing body agreed not to waive the construction fees for the church.

OLD BUSINESS

Ordinances for Public Hearing and Final Adoption

Mayor Wronko offered the following ordinances for public hearing and final adoption which were read by title.

Ordinance 2025-10

ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS IN AND BY THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AND APPROPRIATING \$117,900 THEREFOR FROM VARIOUS FUNDS OF THE BOROUGH

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:

Section 1. The improvements described in Section 2 of this ordinance are hereby authorized general improvements to be made or acquired by The Borough of Stanhope, New Jersey, and there is hereby appropriated therefor the sum of \$117,900, to the extent of \$44,000, from moneys available in the Capital Improvement Fund of the Borough, to the extent of \$8,900, from the proceeds of a grant received from the New Jersey Division of Highway Traffic Safety Drunk Driver Enforcement Fund, and to the extent of \$65,000,

from the proceeds of a grant received from the NJDCA – Local Recreation Improvement Grant Fund.

Section 2. The improvements hereby authorized and the several purposes for the financing of which the appropriation is made as provided in Section 1 of this ordinance are as follows: the acquisition of new and additional equipment, including alcotest equipment for use by the Police Department of the Borough and a mini excavator for use by the Department of Public Works of the Borough; and the improvement of Salmon Park in and by the Borough by the upgrade thereof, together with all equipment, accessories, apparatus, appurtenances, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

Section 3. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

On motion by Councilman Thornton, seconded by Councilman Simpson and carried by a majority of the following roll call vote, the foregoing ordinance was adopted. Councilman Zampino abstained.

Councilman Wachterhauser asked if this is for the new machine. Administrator McNeilly stated this is a new machine and it is the one the state was recommending.

Mayor Wronko opened the meeting to the public for questions or comments on this ordinance only. Seeing no one from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

Roll Call:

Councilman Riccardi – yes	Councilman Thornton – yes
Councilman Romano – yes	Councilman Wachterhauser – yes
Councilman Simpson – yes	Councilman Zampino - abstain

On motion by Councilman Romano, seconded by Councilman Riccardi, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2025-11

BOND ORDINANCE PROVIDING FOR THE IMPROVEMENT OF VARIOUS ROADS IN AND BY THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, APPROPRIATING \$705,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$532,976 BONDS OR NOTES OF THE BOROUGH FOR FINANCING SUCH APPROPRIATION

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY (not less than twothirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized as a general improvement to be made or acquired by The Borough of Stanhope, New Jersey. For the said improvement or purpose stated in said Section 3, there is hereby appropriated the sum of \$705,000, said sum being inclusive of all appropriations heretofore made therefor and including the sum of \$29,500 as the down payment for said improvement or purpose required by law and now available therefor by virtue of provision in a previously adopted budget

or budgets of the Borough for down payment or for capital improvement purposes and including the sum of \$142,524 received or expected to be received by the Borough from the New Jersey Department of Transportation as a grant-in-aid of financing said improvement to Main Street.

Section 2. For the financing of said improvement or purpose, including for the purpose of applicable United States Treasury regulations, the reimbursement of expenditures heretofore or hereafter made therefor, and to meet the part of said \$705,000 appropriation not provided for by application hereunder of said down payment and grant, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$532,976 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Borough in a principal amount not exceeding \$532,976 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

Section 3. The improvement hereby authorized and purpose for the financing of which said obligations are to be issued is the reconstruction and resurfacing of various roads in and by the Borough including, without limitation, West Street, Mountainview Road, Overhill Road, Ridge Road and Sunset Avenue, to provide roadway pavements at least equal in useful life or durability to a roadway pavement of Class B construction (as such term is used or referred to in Section 40A:2-22 of said Local Bond Law), including also the improvement of Main Street by the paving, milling, striping and reconstruction of the curbs and sidewalks thereof, together with all the aforesaid all paving, structures, appurtenances, engineering, surveys, equipment, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

a. The estimated maximum amount of bonds or notes to be issued for said purpose is \$532,976.

b. The estimated cost of said purpose is \$705,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor being the amount of the said \$29,500 down payment for said purpose and the said \$142,524 grant-in-aid from the New Jersey Department of Transportation.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

a. The said purpose described in Section 3 of this bond ordinance is not a current expense and is a property or improvement which the Borough may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

b. The period of usefulness of said purpose within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is ten (10) years.

c. The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Borough as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$532,976, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

d. An aggregate amount not exceeding \$75,000 for interest on said obligations, costs of issuing said obligations and other items of expense listed in

and permitted under section 40A:2-20 of said Local Bond Law may be included as part of the cost of said improvement and is included in the foregoing estimate thereof.

Section 5. The funds from time to time received by the Borough on account of the grant referred to in Section 1 of this bond ordinance shall be used for financing the improvement or purpose described in Section 3 of this bond ordinance by application thereof either to direct payment of the costs of said improvement or purpose, or to payment or reduction of the authorization of the obligations of the Borough authorized by this bond ordinance. Any such funds so received may, and all such funds so received which are not required for direct payment of such costs shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this bond ordinance.

Section 6. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale at not less than par and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Borough at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Section 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 8. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

On motion by Councilman Romano, seconded by Councilman Riccardi and carried by a majority of the following roll call vote, the foregoing ordinance was adopted. Councilman Zampino abstained.

Mayor Wronko opened the meeting to the public for questions or comments on this ordinance only. Seeing no one from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

Roll Call:

Councilman Riccardi – yes
Councilman Romano – yes
Councilman Simpson – yes

Councilman Thornton – yes
Councilman Wachterhauser – yes
Councilman Zampino - abstain

On motion by Councilman Romano, seconded by Councilman Simpson, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2025-12

**BOND ORDINANCE PROVIDING FOR THE
IMPROVEMENT OF THE WATER SUPPLY AND
DISTRIBUTION SYSTEM IN AND BY THE
BOROUGH OF STANHOPE, IN THE COUNTY OF
SUSSEX, NEW JERSEY, APPROPRIATING
\$4,098,000 THEREFOR AND AUTHORIZING THE
ISSUANCE OF \$760,000 BONDS OR NOTES OF THE
BOROUGH FOR FINANCING SUCH
APPROPRIATION**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY (not less than twothirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized as a general improvement to be made or acquired by The Borough of Stanhope, New Jersey. For the said improvement or purpose stated in said Section 3, there is hereby appropriated the sum of \$4,098,000, said sum being inclusive of all appropriations heretofore made therefor and including the sum of \$38,000 down payment for said improvement or required by law now available as the purpose thereof by virtue of provision in a previously adopted budgets of the Borough for down payment or for capital improvement purposes, and including the sum of \$3,300,000 received or expected to be received by the Borough from the Congressionally Directed Spending Grant – HUD Economic Development Initiative as a grant-in-aid of financing said improvement.

Section 2. For the financing of said improvement or purpose, including for the purpose of applicable United States Treasury regulations, the reimbursement of expenditures heretofore or hereafter made therefor, and to meet the part of said \$4,098,000 appropriation not provided for by application hereunder of said down payment and grant, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$760,000 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Borough in a principal amount not exceeding \$760,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

Section 3. The improvement hereby authorized and purpose for the financing of which said obligations are to be issued is the improvement of the water supply and distribution system in and by the Borough, including by the installation of a new 300,000 gallon water tower, together with all the aforesaid all site work, structures, appurtenances, engineering, surveys, equipment, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

(a) The estimated maximum amount of bonds or notes to be issued for said purpose is \$760,000.

(b) The estimated cost of said purpose is \$4,098,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor being the amount of the said \$38,000 down payment and the said \$3,300,000 Congressionally Directed Spending Grant.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

(a) The said purpose described in Section 3 of this bond ordinance is not a current expense and is a property or improvement which the Borough may lawfully acquire or

make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of said purpose within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is forty (40) years.

(c) The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Borough as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$760,000, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$400,000 for interest on said obligations, costs of issuing said obligations and other items of expense listed in and permitted under section 40A:2-20 of said Local Bond Law may be included as part of the cost of said improvement and is included in the foregoing estimate thereof.

Section 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale at not less than par and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Borough at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Section 6. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Borough, and, unless paid from revenues of the water supply and distribution system of the Borough, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 7. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 8. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

On motion by Councilman Riccardi, seconded by Councilman Simpson and carried by a majority of the following roll call vote, the foregoing ordinance was adopted. Councilman Zampino abstained

Mayor Wronko opened the meeting to the public for questions or comments on this ordinance only. Seeing no one from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

Roll Call:

Councilman Riccardi – yes	Councilman Thornton – yes
Councilman Romano – yes	Councilman Wachterhauser – yes
Councilman Simpson – yes	Councilman Zampino - abstain

On motion by Councilman Simpson, seconded by Councilman Wachterhauser, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2025-13

ORDINANCE PROVIDING FOR THE ACQUISITION OF NEW AND ADDITIONAL EQUIPMENT BY THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AND APPROPRIATING \$20,000 THEREFOR FROM VARIOUS FUNDS OF THE BOROUGH

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:

Section 1. The improvement or purpose described in Section 2 of this ordinance is hereby authorized a general improvement to be made or acquired by The Borough of Stanhope, New Jersey, and there is hereby appropriated therefor the sum of \$20,000, to the extent of \$5,000, from moneys available in the Water Utility Capital Improvement Fund of the Borough and, to the extent of \$15,000, from moneys available in the Capital Fund Balance of the Borough.

Section 2. The improvement hereby authorized and the purpose for the financing of which the appropriation is made as provided in Section 1 of this ordinance is the acquisition of new and additional equipment for use by the Borough, including a mini excavator, together with all accessories, apparatus and appurtenances necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

Section 3. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

On motion by Councilman Thornton, seconded by Councilman Wachterhauser and carried by a majority of the following roll call vote, the foregoing ordinance was adopted. Councilman Zampino abstained

Mayor Wronko opened the meeting to the public for questions or comments on this ordinance only. Seeing no one from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

Roll Call:

Councilman Riccardi – yes	Councilman Thornton – yes
Councilman Romano – yes	Councilman Wachterhauser – yes
Councilman Simpson – yes	Councilman Zampino - abstain

On motion by Councilman Romano, seconded by Councilman Simpson, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2025-14

**ORDINANCE PROVIDING FOR THE
ACQUISITION OF NEW AND ADDITIONAL
EQUIPMENT BY THE BOROUGH OF STANHOPE,
IN THE COUNTY OF SUSSEX, NEW JERSEY, AND
APPROPRIATING \$20,000 THEREFOR FROM
MONEYS IN THE CAPITAL IMPROVEMENT FUND
OF THE BOROUGH**

**BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH
OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:**

Section 1. The improvement or purpose described in Section 2 of this ordinance is hereby authorized a general improvement to be made or acquired by The Borough of Stanhope, New Jersey, and there is hereby appropriated therefor the sum of \$20,000 from moneys available in the Sewer Utility Capital Improvement Fund of the Borough.

Section 2. The improvement hereby authorized and the purpose for the financing of which the appropriation is made as provided in Section 1 of this ordinance is the acquisition of new and additional equipment for use by the Borough, including a mini excavator, together with all accessories, apparatus and appurtenances necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

Section 3. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

On motion by Councilman Romano, seconded by Councilman Riccardi, and carried by a majority of the following roll call vote, the foregoing ordinance was adopted. Councilman Zampino abstained

Mayor Wronko opened the meeting to the public for questions or comments on this ordinance only. Seeing no one from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

Roll Call:

Councilman Riccardi – yes	Councilman Thornton – yes
Councilman Romano – yes	Councilman Wachterhauser – yes
Councilman Simpson – yes	Councilman Zampino - abstain

On motion by Councilman Romano, seconded by Councilman Simpson, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2025-15

**AN ORDINANCE AUTHORIZING THE PUBLIC SALE OF
REAL PROPERTY LOCATED AT BLOCK 10314, LOT 2, IN
THE BOROUGH OF STANHOPE, PURSUANT TO N.J.S.A.
40A:12-13(a)**

WHEREAS, the Borough of Stanhope is the owner of the property located at Block 10314, Lot 2, Leo Avenue, Stanhope, New Jersey, which land is not needed or required for municipal use; and

WHEREAS, the lot meets the minimum size required for development under the municipal ordinance; and

WHEREAS, the Mayor and Council deems it in the best interest of the Borough of Stanhope to sell the property at public auction, in accordance with the provisions of N.J.S.A. 40A:12-13 et seq.; and

WHEREAS, the sale shall be conducted as an auction to the highest bidder, after advertisement, with such auction to be held at the Stanhope Borough Municipal Building, 77 Main Street, Stanhope, New Jersey 07874 on July 22nd, 2025 at 7:00pm, or such adjourned date, as may be determined by the Mayor and Council.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stanhope, as follows:

1. The Borough of Stanhope shall offer for sale by auction, pursuant to the provisions of N.J.S.A. 40A:12-13(a), et seq., the property located at Block 10314, Lot 2, Leo Avenue, with a minimum sale price of \$8,500.00. The Mayor and Council reserves the right, in its discretion, to reject all bids for the property for any reason, including but not limited to, in the event that the minimum sale price for the property is not met.
2. Upon final passage of this Ordinance, the sale shall take place on July 22nd, 2025 at 7:00 pm at the Stanhope Borough Municipal Building, 77 Main Street, Stanhope, New Jersey 07874, after offering same to the highest bidder, at said time and place.
0. A copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the Stanhope Borough Municipal Building. Notice of adoption of this Ordinance shall be made in the official Borough newspaper within five (5) days following the enactment of the Ordinance. Notice of the public sale shall be published in the official Borough newspaper by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication shall be within seven (7) days prior to the sale date.
0. The property shall be sold subject to the following terms and conditions:
 - (a) The property is sold "as is". No representations of any kind are made by the Borough as to the conditions of the property, and the descriptions of the property are intended as a general guide only and may not be accurate. The properties are being sold in the present "as is", "where is", with all faults.
 - (b) The sale shall be made after legal advertisement of this Ordinance to the highest bidder.
 - (c) Should the highest bidder own property adjacent to this property, Block 10314, Lot 2, Leo Avenue, this property shall be merged with the adjacently-owned property or properties.
 - (d) The Borough does not warrant or certify title to the property and in no event shall the Borough of Stanhope be liable for any damages to the purchaser-successful bidder if title is found unmarketable for any reason and the purchaser-successful bidder waives any and all rights in damages or by way of liens against the Borough. The sole remedy being the right to receive a refund prior to closing of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to said premises prior to the closing. In the event of closing and a later finding of defect of title, the Borough shall not be responsible for same, shall not be required to refund money or correct any defect in title or be held liable for damages.
 - (e) Acceptance of the highest bid shall constitute a binding agreement of sale, and the purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained.

(f) The highest bidder shall deposit with the Borough either cash, check or money order in the amount of not less than 10% of the bid price at the time of sale. In the event the successful bidder fails to deposit 10% of the bid price at the time of the sale, the Borough of Stanhope will re-auction the property at the same public sale. If the successful bidder fails to pay the deposit, the bidder shall be responsible for any difference between their bid and the final sale bid in the event such bid is lower than the bid of the original bidder.

(g) The highest bidder must pay the balance of the purchase price, plus (1) the sum of \$760.00 for the legal services incurred by the Borough; (2) the Borough of Stanhope's advertising and the actual recording fees within thirty (30) days after the date the Mayor and Council adopts a resolution confirming the winning bid(s); (3) all costs and expenses for the sale including, but not limited to, the appraisal costs incurred by the Borough; and (4) realty transfer fees, if any. The balance shall be paid by certified funds. Once the purchase price has been paid, a Quitclaim Deed without covenants will be prepared by the Borough Attorney and, after execution by the Mayor, shall be recorded with the Sussex County Clerk's Office by the Borough Attorney. Additional work performed by the Borough Attorney beyond the standard preparation of the sale resolutions, notice of sale, letters to property owners and adjoining property owners, Deed and closing statement, shall be billed at the rate charged by the Borough Attorney and shall be the responsibility of the purchaser, which fees must be paid prior to the Deed being recorded

(h) The Deed will be subject to all matters of record, which may affect title herein, what an accurate survey may reveal, the Ordinances of the Borough of Stanhope and reserving an easement for all natural or constructed drainage systems, waterways, water and sewer easements, if any, on the premises and the continued right of maintenance and flow thereof.

Potential Bidders are advised:

(1) To conduct all necessary title searches prior to the date of sale.

(2) No representations of any kind are made by the Borough of Stanhope as to the conditions of the Property, including habitability or usability; the Property is being sold in its present conditions "as is".

(3) The property will be conveyed by a Quit Claim Deed and such conveyance shall be subject to all covenants, restrictions, reservations and easements established of record or by prescription and without representation as to character of title of the Property to be conveyed.

(4) The highest bidder for the Property shall have the rights, at its sole cost and expense, to obtain a new survey of the Property. Provided such survey depicts the Property and is certified to be correct to the Borough of Stanhope, the Borough of Stanhope shall utilize the legal description drawn in accordance with such survey in the Deed of conveyance, provided the highest bidder provides such legal description and a copy of the certified survey to the Borough of Stanhope not less than one week prior to the date set for closing of title.

Additional terms the successful bidder must comply with:

(1) To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.

(2) That the failure to close title as agreed shall forfeit to the Borough of Stanhope any and all money deposited with the Borough.

(i) The property will be sold subject to the current year taxes, prorated from the date of sale.

(j) The Mayor and Council reserves the right to withdraw this offer to sell, or upon completion of the bidding to accept or reject any or all bids for said properties or to waive any informality in relation thereto.

(k) All bidders currently owning property within the Borough must have their taxes, as well as all municipal utility charges, if applicable, paid to date in order to be a qualified bidder. In the event the bidder's taxes or municipal utility charges are delinquent, the bidder shall be deemed unqualified and such bid shall be rejected.

(l) The same is made subject to all applicable laws, statutes, regulations, resolutions and ordinances of the United States, State of New Jersey and Borough of Stanhope.

(m) No employee, agent or officer of the Borough of Stanhope has any authority to waive, modify or amend any of the conditions of sale.

(n) The purchaser must abide by appropriate zoning, subdivision, health and building regulations and code, and agrees that this sale will not be used as ground to support any variance from or realization of the regulations.

(o) The failure of the purchaser to close on title within sixty (60) days of the Borough's award of the bid shall constitute a breach of this Ordinance unless the Borough agrees in writing prior to that date to extend the time of the closing. In the event the purchaser fails to close within 60 days, or such date as may be extended by the Borough, the deposit paid by the purchaser shall be retained by the Borough as liquidated damages. The municipality is entitled to retain the purchaser's deposit to the extent of any expenses and/or losses it incurs including but not limited to advertising costs, attorney's fees, lost tax revenues from the date of the required closing as well as additional cost of resale and the difference in the sales price, to the extent the property is sold for a lower price and any subsequent sale. The only exception to this section is in the event that the purchaser fails to close as a result of the title being unmarketable, in which case the Purchaser shall be entitled to a refund of their deposit.

(p) The purchase shall not be used for any County, Board of Taxation, Tax Court of New Jersey, or in any Courts of the State as grounds to support a challenge of the existing assessments with regard to other properties.

(q) The sale shall be subject to final approval by the Mayor and Council.

5. Severability. If any provision of this Ordinance or the application of this Ordinance to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected and shall remain in full force and effect.
6. Repealer. All ordinances or parts of ordinances or resolutions that are inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.
7. Effective Date. This Ordinance shall take effect immediately upon adoption and publication in accordance with law.

On motion by Councilman Riccardi, seconded by Councilman Thorton and carried by a majority of the following roll call vote, the foregoing ordinance was adopted. Councilman Zampino abstained.

Mayor Wronko opened the meeting to the public for questions or comments on this ordinance only.

Rosemarie Maio asked where the property is located. Administrator McNeilly stated the property is on Leo Avenue. Ms. Maio asked if it is being auctioned to adjoining property owners. Administrator McNeilly stated originally this property was auctioned as a building lot. The bulk requirements meet those for a lot but due to the slope it is not buildable.

Nancy Hoyt stated section 4a “The property is sold “as is”. No representations of any kind are made by the Township” references “Township” and we are not a township. Attorney Leo stated that is a typographical error and will be corrected.

Seeing no one further from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

Roll Call:

Councilman Riccardi – yes	Councilman Thornton – yes
Councilman Romano – yes	Councilman Wachterhauser – yes
Councilman Simpson – yes	Councilman Zampino - abstain

On motion by Councilman Romano, seconded by Councilman Simpson, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

NEW BUSINESS

RESOLUTIONS

Mayor Wronko offered the following resolutions which were read by title.

Resolution 118-25

RESOLUTION TO AMEND BUDGET TO INCLUDE 2024 CLEAN COMMUNITIES GRANT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Stanhope has received a total of \$10,208.49 from the NJ Solid Waste Administration for the 2025 Clean Communities Grant; and

WHEREAS, the Borough of Stanhope now wishes to amend its 2024 budget to include the additional grant funds approved of \$10,208.49 as a revenue.

NOW THEREFORE, BE IT RESOLVED that the Council of the Borough of Stanhope does hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$10,208.49, which will be available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written

Consent of the Director of Local Government Services – Public

And Private Revenues Offset with Appropriations: 2025 Clean Communities Grants, and

BE IT FURTHER RESOLVED that a like sum of.....\$10,208.49
be and the same is hereby appropriated under the caption of:

General Appropriations

(A) Public and Private Programs Offset by Revenues:

2025 Clean Communities Grant, and

BE IT FURTHER RESOLVED that the Chief Financial Officer shall submit one copy of the Chapter 159 certification form to the Director of Local Government Services.

On motion by Councilman Riccardi, seconded by Councilman Simpson and carried by a majority of the following roll call vote, the foregoing resolution was duly adopted. Councilman Zampino abstained.

Roll Call:

Councilman Riccardi – yes
Councilman Romano – yes
Councilman Simpson – yes

Councilman Thornton – yes
Councilman Wachterhauser – yes
Councilman Zampino - abstain

Resolution 119-25

**RESOLUTION TO AMEND BUDGET TO INCLUDE 2025
RECYCLING TONNAGE GRANT**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Stanhope has received a total of \$3,203.52 from the NJ Solid Waste Administration for the 2025 Recycling Tonnage Grant, and

WHEREAS, the Borough of Stanhope now wishes to amend its 2024 budget to include the additional grant funds approved of \$3,203.52 as a revenue.

NOW THEREFORE, BE IT RESOLVED that the Council of the Borough of Stanhope does hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$3,203.52, which will be available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written

Consent of the Director of Local Government Services – Public

And Private Revenues Offset with Appropriations: 2025 Recycling Tonnage Grant

BE IT FURTHER RESOLVED that a like sum of.....\$3,203.52

be and the same is hereby appropriated under the caption of:

General Appropriations

(A) Public and Private Programs Offset by Revenues:

2025 Recycling Tonnage Grant, and

BE IT FURTHER RESOLVED that the Chief Financial Officer shall submit one copy of the Chapter 159 certification form to the Director of Local Government Services.

On motion by Councilman Thornton, seconded by Councilman Wachterhauser and carried by a majority of the following roll call vote, the foregoing resolution was duly adopted. Councilman Zampino abstained.

Roll Call:

Councilman Riccardi – yes
Councilman Romano – yes
Councilman Simpson – yes

Councilman Thornton – yes
Councilman Wachterhauser – yes
Councilman Zampino - abstain

Resolution 120-25

**RESOLUTION AUTHORIZING THE EMPLOYMENT
AGREEMENT OF BRIAN MCNEILLY**

WHEREAS, the Borough of Stanhope and Brian McNeilly desire to continue the employment of Brian McNeilly as Borough Administrator for the Borough of Stanhope; and

WHEREAS, the Borough of Stanhope has prepared a written Employment Agreement effective January 1, 2025 through December 31, 2029, which has been reviewed and accepted by Brian McNeilly;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Stanhope that the Mayor and Borough Clerk are hereby authorized to execute said

Employment Agreement, which is attached hereto, with Brian McNeilly on behalf of the Borough of Stanhope, said Agreement being attached hereto and made part of this Resolution.

On motion by Councilman Romano, seconded by Councilman Riccardi and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Attorney Leo apologized for not having the draft agreement with her at the last meeting. During the discussion at that time, it was stated that the only change was the salary and the percentages which are in the draft. However, the draft received also includes an additional paragraph under compensation that states: "If during the time period of this agreement, the yearly salary percentage increase for the Borough Clerk, Chief Financial Officer, Tax Collector and Tax Assessor is greater than provided in the schedule above, then the employee will receive that equal percentage increase." Attorney Leo stated the Mayor has informed her that this statement was discussed but in order to properly adopt this agreement, she wants the governing body to understand that this is being adopted as revised and as defined in the agreement. Mayor Wronko asked if there were any objections. There were none.

Roll Call:

Councilman Riccardi – yes	Councilman Thornton – yes
Councilman Romano – yes	Councilman Wachterhauser – yes
Councilman Simpson – yes	Councilman Zampino - yes

Resolution 121-25

**RESOLUTION AUTHORIZING PROFESSIONAL
ENGINEERING SERVICES RELATED TO SUNSET
AVENUE/RIDGE ROAD/OVERHILL
ROAD/MOUNTAINVIEW ROAD/WEST DRIVE MILLING,
RESURFACING AND STRIPING IMPROVEMENTS**

WHEREAS, the Borough of Stanhope requires professional engineering services in connection with the milling, resurfacing and striping improvements for Sunset Avenue, Ridge Road, Overhill Road, Mountainview Road and West Drive (the "Project"); and

WHEREAS, on May 1, 2025, Bowman Consulting Group, Ltd ("Bowman") submitted a proposal for professional services to develop construction documents (\$5,600), provide construction administration (\$3,600), and construction observation services (projected \$6,000) for the Project in a total amount not to exceed \$15,200.00; and

WHEREAS, the Borough desires to retain Bowman Consulting Group, Ltd., for said services;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope, Sussex County, New Jersey as follows:

1. That the Borough Administrator is hereby authorized to execute a contract on the Borough's behalf with Bowman Consulting Group, 6 Campus Drive, Suite 300, Parsippany, NJ 07054 for the construction services for milling, resurfacing and striping improvements for Sunset Avenue, Ridge Road, Overhill Road, Mountainview Road and West Drive.
2. Award of this contract is contingent upon the certification as to the availability of funds by the Chief Financial Officer.
3. The term of service shall be from the date of acceptance of the Professional Services Agreement until its completion, in full accord with the terms and conditions thereof. The total fee for this service shall not exceed \$15,200.00
4. Notice of this action shall be published in the *New Jersey Herald* within ten (10) days of the passage thereof.

On motion by Councilman Romano, seconded by Councilman Wachterhauser and carried by a majority of the following roll call vote, the foregoing resolution was duly adopted. Councilman Zampino abstained.

Roll Call:

Councilman Riccardi – yes
Councilman Romano – yes
Councilman Simpson – yes

Councilman Thornton – yes
Councilman Wachterhauser – yes
Councilman Zampino - abstain

Resolution 122-25

**RESOLUTION AUTHORIZING PROFESSIONAL
ENGINEERING SERVICES RELATED TO MAIN STREET
IMPROVEMENTS**

WHEREAS, the Borough of Stanhope requires professional engineering services in connection with the Main Street Improvements Local Aid Project for Milling/Resurfacing, Sidewalk/Curb/Driveway Repairs & Decorative Crosswalk Replacement (the “Project”); and

WHEREAS, on May 1, 2025, Bowman Consulting Group, Ltd (“Bowman”) submitted a proposal for professional services to develop construction documents (\$8,500), provide construction administration (\$6,650), and construction observation services (projected \$15,000) for the Project in a total amount not to exceed \$30,150.00; and

WHEREAS, the Borough desires to retain Bowman Consulting Group, Ltd., for said services;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope, Sussex County, New Jersey as follows:

1. That the Borough Administrator is hereby authorized to execute a contract on the Borough’s behalf with Bowman Consulting Group, 6 Campus Drive, Suite 300, Parsippany, NJ 07054 for the construction services for the Main Street Improvements Local Aid Project for Milling/Resurfacing, Sidewalk/Curb/Driveway Repairs & Decorative Crosswalk Replacement.
2. This contract is awarded without competitive bidding as a “professional service” in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law.
3. Award of this contract is contingent upon the certification as to the availability of funds by the Chief Financial Officer.
4. The term of service shall be from the date of acceptance of the Professional Services Agreement until its completion, in full accord with the terms and conditions thereof. The total fee for this service shall not exceed \$30,150.00
5. Notice of this action shall be published in the *New Jersey Herald* within ten (10) days of the passage thereof.

On motion by Councilman Simpson, seconded by Councilman Romano and carried by a majority of the following roll call vote, the foregoing resolution was duly adopted. Councilman Zampino abstained.

Roll Call:

Councilman Riccardi – yes
Councilman Romano – yes
Councilman Simpson – yes

Councilman Thornton – yes
Councilman Wachterhauser – yes
Councilman Zampino - abstain

CONSENT AGENDA (All items listed on the Consent Agenda are considered routine by the Borough Council and were enacted by one motion of the Borough Council with no separate discussion.)

Resolution 123-25

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF STANHOPE AUTHORIZING THE
RENEWAL OF LIQUOR LICENSES TO LICENSE
HOLDERS IN THE BOROUGH**

WHEREAS, the liquor license renewal applications submitted are complete in all respects, the renewal fees have been paid, Tax Clearance Certificates received, the licenses have been reviewed, and the premises inspected;

NOW, THEREFORE, BE IT RESOLVED that the statutory requirements thereto having been fulfilled, the applications for renewal of liquor licenses be granted and the Borough Clerk be authorized to complete, sign and deliver said licenses on behalf of the Mayor and Council to the below named applicants, said licenses being renewed for the period July 1, 2025 to June 30, 2025 in the Borough of Stanhope, County of Sussex, New Jersey:

- Plenary Retail Consumption Licenses:***
- 1919-33-001-002 Karlbar Inc., t/a Black Forest Inn, 249 Route 206
 - 1919-33-002-010 CKJ Corporation, Inc., t/a Shakey Jake’s, 134 Route 183
 - 1919-33-004-008 Kacz MJ Corp., t/a Bell’s Mansion, 11 Main Street
 - 1919-33-005-009 Sammy’s Italian Food, t/a Sal’s Pizza, 81 Route 183
 - 1919-33-006-007 JMK Hospitality Group, LLC t/a The Stanhope House, 45-49 Main Street

- Plenary Retail Distribution License:***
- 1919-44-003-011 Stanhope Liquor Inc., 141 Route 183

- Club Licenses:***
- 1919-31-008-001 Musconetcong Post #278, American Legion, 119 Route 183
 - 1919-31-009-001 Stanhope Hose Co. No. 1, 26 Main Street

Resolution 124-25

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF STANHOPE GRANTING APPROVAL FOR A BLOCK PARTY

WHEREAS, the Borough of Stanhope received a request from the residents of Spring Lane to conduct a block party; and

WHEREAS, said block party is scheduled for Saturday, June 28, 2025 from the hours of 1:00 p.m. to 6:00 p.m. on Spring Lane between house numbers 1 and 5;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope, County of Sussex, State of New Jersey, does hereby grant approval to the residents of Spring Lane to hold a block party on Saturday, June 28, 2025 from the hours of 1:00 p.m. to 6:00 p.m. on Spring Lane between house numbers 1 and 5.

Resolution 125-25

RESOLUTION AUTHORIZING REFUND OF REDEMPTION MONIES TO OUTSIDE LIEN HOLDER

WHEREAS, at the Municipal Tax Sale held on October 30, 2024, a lien was sold on Block 11501 Lot 2 Qualifier C0093, also known as 693 Audubon Court, for 2023 delinquent sewer and water charges; and

WHEREAS, this lien which is known as Tax Sale Certificate #24-00018 was sold to Bala Partners, LLC at 0% interest and a Premium of \$600.00; and

WHEREAS, Corelogic, mortgagee, has effected a redemption of certificate #24-00018 in the amount of \$977.79; and

WHEREAS, the Tax Collector certifies that the reimbursement is now required to be made for the required redemption amounts as shown below:

Redemption Amount: Outside Lien #24-00018 and Interest	\$977.79
Premium Paid by Lienholder	600.00
Total From Current Fund:	\$977.79
Total From Tax Premium Account	600.00

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Governing Body acknowledges that Bala Partners, LLC is entitled to the redemption in the amount of \$1,577.79; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the total amount of \$1,577.79 for the total redemption of certificate #24-00018 payable to Bala Partners, LLC, PO Box 303, Pottersville, NJ 07979; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and the Borough Tax Collector.

Resolution 126-25

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, at the Municipal Tax Sale held on October 30, 2024, a lien was sold on Block 11008 Lot 8, also known as 1 Hill Road, for 2023 delinquent property taxes; and

WHEREAS, this lien which is known as Tax Sale Certificate #24-00009 was sold to RTLF-NJ II, LLC at 0% interest and a Premium of \$12,200.00; and

WHEREAS, Rocket Close, Title Agency on behalf of Jay Kaplan, property owner, has effected a redemption of certificate #24-00009 in the amount of \$10,236.11; and

WHEREAS, the Tax Collector certifies that the reimbursement is now required to be made for the required redemption amounts as shown below:

Redemption Amount: Outside Lien #24-00009 and Interest	\$10,236.11
Premium Paid by Lienholder	12,200.00
Total From Current Fund:	\$10,236.11
Total From Tax Premium Account	12,200.00

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Governing Body acknowledges that RTLF-NJ II, LLC is entitled to the redemption in the total amount of \$22,436.11; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the total amount of \$22,436.11 for the total redemption of certificate #24-00009 payable to RTLF-NJ II, LLC, PO Box 71054, Chicago, IL 60694-1054; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and the Borough Tax Collector.

Resolution 127-25

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, at the Municipal Tax Sale held on October 30, 2024, a lien was sold on Block 11501 Lot 2 Qualifier C0155, also known as 9155 Ashland Court, for 2023 delinquent sewer and water charges; and

WHEREAS, this lien which is known as Tax Sale Certificate #24-00021 was sold to Bala Partners, LLC at 0% interest and a Premium of \$600.00; and

WHEREAS, Corelogic, mortgagee, has effected a redemption of certificate #24-00021 in the amount of \$1,222.23; and

WHEREAS, the Tax Collector certifies that the reimbursement is now required to be made for the required redemption amounts as shown below:

Redemption Amount: Outside Lien #24-00021 and Interest	\$1,222.23
Premium Paid by Lienholder	600.00
Total From Current Fund:	\$1,222.23

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Governing Body acknowledges that Bala Partners, LLC is entitled to the redemption in the amount of \$1,822.23; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the total amount of \$1,822.23 for the total redemption of certificate #24-00021 payable to Bala Partners, LLC, PO Box 303, Pottersville, NJ 07979; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and the Borough Tax Collector.

On motion by Councilman Riccardi, seconded by Councilman Thornton and carried by a majority of the following roll call vote, the foregoing resolutions were duly adopted. Councilman Zampino abstained.

Roll Call:

Councilman Riccardi – yes
Councilman Romano – yes
Councilman Simpson – yes

Councilman Thornton – yes
Councilman Wachterhauser – yes
Councilman Zampino - abstain

PAYMENT OF BILLS

Resolution 128-25

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF STANHOPE AUTHORIZING PAYMENT OF BILLS

WHEREAS, the Chief Finance Officer has certified that funds are available in the proper account; and

WHEREAS, the Chief Finance Officer has approved payment upon certification from the Borough Department Heads that the goods and/or services have been rendered to the Borough;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope that the current bills list, dated June 24, 2025, and on file and available for public inspection in the Office of the Chief Finance Officer and approved by the Chief Finance Officer for payment, be paid.

On motion by Councilman Romano, seconded by Councilman Thornton and carried by a majority of the following roll call vote, the foregoing resolution was duly adopted. Councilman Zampino abstained.

Roll Call:

Councilman Riccardi – yes
Councilman Romano – yes
Councilman Simpson – yes

Councilman Thornton – yes
Councilman Wachterhauser – yes
Councilman Zampino - abstain

ATTORNEY REPORT

Attorney Ursula Leo stated she had no report this evening.

CITIZEN'S TO BE HEARD

Mayor Wronko opened the meeting to the public after advising attendees that there is a five (5) minute time limit for each speaker.

Nancy Hoyt asked if plastic bags are permitted in with the recycling. Administrator McNeilly stated the recycling is not supposed to be placed in plastic bags. Unfortunately, many people do not follow the instructions. Recycling needs to be clean and dry also. The information is on the website, on the calendar and on SCMUA's website. Councilman Riccardi stated the Environmental Commission does collect single use plastic and so does the High School as part of

the Trex Recycling Program. This includes plastic shopping bags, bread bags, Amazon packaging etc. The single use plastic can be dropped off at the DPW when the shed is open on Wednesdays and Saturdays and on Clean Up Days. Mrs. Hoyt asked if the recycling company has complained to the Borough about the plastic bags. Administrator McNeilly stated the Borough pays almost the same for recycling as we do for garbage collection and he would not be surprised if it all goes to the same place. Councilman Zampino stated Blue Diamond has asked people not to put the recycling in plastic bags. However, they do still pick it up and most likely just dump it out once at the recycling center. Administrator McNeilly stated there have been no complaints to the Borough from Blue Diamond. The quality of the recycling has diminished since co-mingle began.

Mike Donahue, from the Fire Department, asked that during the Block Party parking should only be permitted on one side of the street. Last year there was a call, and the truck could not get through. Ellen Horak, Borough Clerk, stated she sends a letter to the organizers, and it states the area has to remain clear for emergency vehicles to access and they need to inform the Police Department. Administrator McNeilly asked if Spring Lane has held a block party in the past. Ms. Horak confirmed this and stated there was a block party held last year.

Seeing no one further from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

COUNCIL DISCUSSION

Councilman Thornton stated he received a complaint from a resident on Main Street that the cross-fit business is conducting classes outdoors and part of that takes place by running and training along Main Street. They were in front of a resident's home at 5:30 in the morning. When the resident asked them to stop, the person from the gym told him he was not violating any noise ordinances. Councilman Thornton stated this is only one side of the story, however business should not be conducted out in the roadway. That is why there is a building for the business. Administrator McNeilly stated there is a lot of open space that could be utilized like a parking lot. Councilman Thornton stated the parks could also be utilized. Sandra Donahue, present in the audience, stated this month the gym is doing an exercise for each of the veterans. They are stopping at each flag to exercise. Councilman Thornton asked if there is music playing. Ms. Donahue confirmed there is a speaker but in her opinion, it is not very loud.

ADJOURNMENT

On motion by Councilman Romano, seconded by Councilman Riccardi and unanimously carried by voice vote the meeting was adjourned at 7:56 P.M.

Approved:

Linda Chirip
Deputy Clerk for
Ellen Horak, RMC
Borough Clerk